

**Meeting Held Electronically**



**COMMITTEE OF THE WHOLE MEETING**  
**MONDAY, APRIL 5, 2021**  
(Immediately following the Village Board Meeting)

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AUDIENCE COMMENTS**

**TRUSTEE COMMENTS**

**DISCUSSION**

- Website Redesign Update
- TIF Redevelopment Plan Draft Report
- Humane Pet Sales
- Ground Floor Area Minimums
- Budget Follow Up

**EXECUTIVE SESSION**

**ADJOURN**

Initials: SB



# Memorandum

**To:** Village President and Village Board of Trustees

**Cc:** Steve Bosco, Village Administrator

**From:** Natalie Stevens, Executive Assistant

**Date:** March 29, 2021

**Re:** Website Redesign

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The Village of North Aurora approved in their budget for the 2020-2021 Fiscal Year improvements to the Village's website to both update the content management system and the website design to make it more up-to-date and user friendly.

Village staff has been working with the website company, Weblinx, to create a new design for both the website and in July of 2020 the Village Board provided feedback on the design and changes that Staff incorporated into the design.

The website re-design is now complete and staff has been learning backend controls as well as fine-tuning the appearance. Staff wanted to present a demo of the new website to see if the Village Board had additional feedback. The entire working demo website can be viewed in full at [www.northaurora.myweblinx.net](http://www.northaurora.myweblinx.net). Attached below are a few screenshot highlights showing some of the major changes, which include:

- Cleaner and more readable drop-down menus
- A user friendly "how do I..." menu section
- Increased visibility of both the Village's transparency page and the Village Board
- News items highlighted with feature photos
- A full page events calendar
- Ability for staff to easily update and change key menu items and buttons
- A responsive website that will automatically size based upon browser

## Village of North Aurora COVID-19 Response and Information



*An Attentive Municipal Organization that Connects with Community, Commerce, and Nature.*

[GO](#)

### Latest News

3/15/2021 - Village Board Meeting Zoom Information

3/3/2021 - Illinois DCEO Hosting Paycheck Protection Program Seminar

3/3/2021 - Village of North Aurora Changing Waste Hauler Services to Groot

3/2/2021 - KOHD Vaccination Clinics Begin for Seniors 65+

2/16/2021 - Messenger Library Open For Grab and Go Services: Hours Expand to include Wednesdays and Saturdays 9:00 a.m. to 5:00 p.m.

[More News](#)

### Pay Water Bill Online

Pay your Water Bill Electronically using our Secure System, with no fees and receive bills via email.

### Local Business Directory

A directory where residents can find local service, retail, and dining establishments.

### Contact Us

Submit a Comment or Service Request Form.

### Nixle Registration

Get up-to-the-minute public safety messages and updates from the police department by e-mail and text.

### Calendar of Events

[View Calendar](#)

Click on an event to view additional details.

### Village Affiliations



[NOARDA Website](#) / [NOARDA Facebook Page](#)



[North Aurora Days Website](#) / [North Aurora Days Facebook Page](#)

### Subscribe to our mailing list



### Village of North Aurora's Facebook Page

Follow us on Facebook to receive updates on our latest news and events!

[Like](#) You and 3.7K others like this.

### Follow Us



[Read our social media policy.](#)



North Aurora Police Department  
Online Reporting System

[CLICK HERE](#)

### Freedom of Information (FOIA)

In compliance with the Illinois Freedom of Information Act (F.O.I.A.), the Village of North Aurora will respond to requests for information that are submitted in writing.

[Learn More](#)

### Transparency Page

**Government Transparency**  
The Village of North Aurora endeavors to be responsive to residents and operates in a fiscally responsible and efficient manner. The transparency of our government, and access to information and documents, is a priority of the Village President, Board of Trustees and Staff. The majority of the information listed on the Transparency Page is also available throughout our website, however, in the spirit of making this information easily accessible, we have consolidated a list of significant documents and information on this page.

### Village of North Aurora

25 East State Street  
North Aurora, IL 60542

[Driving Directions](#)

Hours: Monday - Friday  
8:00 a.m. - 4:30 p.m.



### Village Departments

Village Hall (630) 897-8228  
Administration (630) 897-8228 ext. 224  
Administration Fax (630) 897-8258  
Police (630) 897-8705  
Police Fax (630) 897-8700  
Finance (630) 897-8228 ext. 225  
Community Dev. (630) 897-1457 ext. 222  
Code Enforcement (630) 897-1457 ext. 231  
Building and Zoning (630) 897-1457 ext. 259  
Public Works (630) 897-8228 ext. 260  
Water (630) 897-8228 ext. 223  
Fire District (630) 897-9698

### Site Map

[Home](#) | [News](#) | [Calendar](#) | [Village Government](#) | [Departments](#) | [RFP / RFO / Bids](#) | [FOIA](#)

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HOW DO I...

DEPARTMENTS

GOVERNMENT

COMMUNITY

BUSINESS



PAY WATER BILL



REPORT AN ISSUE

PUBLIC SAFETY  
NOTIFICATIONS

TRANSPARENCY PAGE



VILLAGE BOARD

## LATEST NEWS

VILLAGE BOARD MEETING  
ZOOM INFORMATION

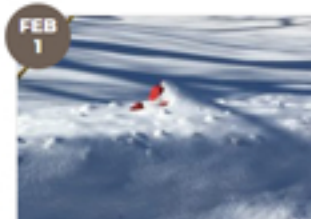
The Village Board meeting on March 15, 2021, at 7:00 p.m. will be held electronically using the Zoom conference platform. If you wish to speak during the audience comment portion, please use the "Raise your Hand" feature of the Zoom meeting or message the meeting host using the chat feature. Below is the Zoom... [Read More](#)

VILLAGE OF NORTH AURORA  
CHANGING WASTE HAULER  
SERVICES TO GROOT

Starting June 1, 2021, the Village of North Aurora will be switching waste hauler services to Groot. With the Village's waste hauler contract with Waste Management due to expire on May 31st, the Village accepted proposals from waste haulers and chose Groot as the company that offered the best core pricing combination for stickers and... [Read More](#)

KCHD VACCINATION CLINICS  
BEGIN FOR SENIORS 65+

Kane County Health Department (KCHD) began vaccinating seniors 65 and older at two clinics held at Elgin Community College. These appointments were offered to the first group of seniors who signed up for the KCHD Vaccine Information Notification bulletin (that you are now reading) in the order in which they signed up, as well as... [Read More](#)

KEEP FIRE HYDRANTS  
ACCESSIBLE -- PLEASE HELP  
TO CLEAR SNOW

Due to the excessive amounts of snow we have recently experienced, the Village of North Aurora and the North Aurora Fire Department are asking residents that if they have a fire hydrant near their home to please clear away the snow from around the fire hydrant. This will allow the hydrants to be located... [Read More](#)

[VIEW ALL NEWS](#)

## CALENDAR OF EVENTS

«

APRIL

»

| SUN | MON | TUE | WED | THU | FRI | SAT |
|-----|-----|-----|-----|-----|-----|-----|
|     |     |     |     | 1   | 2   | 3   |
| 4   | 5   | 6   | 7   | 8   | 9   | 10  |
| 11  | 12  | 13  | 14  | 15  | 16  | 17  |
| 18  | 19  | 20  | 21  | 22  | 23  | 24  |
| 25  | 26  | 27  | 28  | 29  | 30  |     |

**APRIL 2**  
Spring Holiday - Village Hall Closed

**APRIL 5**  
Committee of the Whole Meeting - follows Village Board Meeting

**Operations Committee Meeting**  
6:00 pm

**Village Board Meeting**  
7:00 pm

**APRIL 12**  
North Aurora Days Committee Meeting  
6:00 pm

[VIEW ALL EVENTS](#)

FOLLOW US



## CONTACT US

25 East State Street  
North Aurora, IL 60542  
Driving Directions

## HOURS

Monday - Friday  
8:00 a.m. - 4:30 p.m.

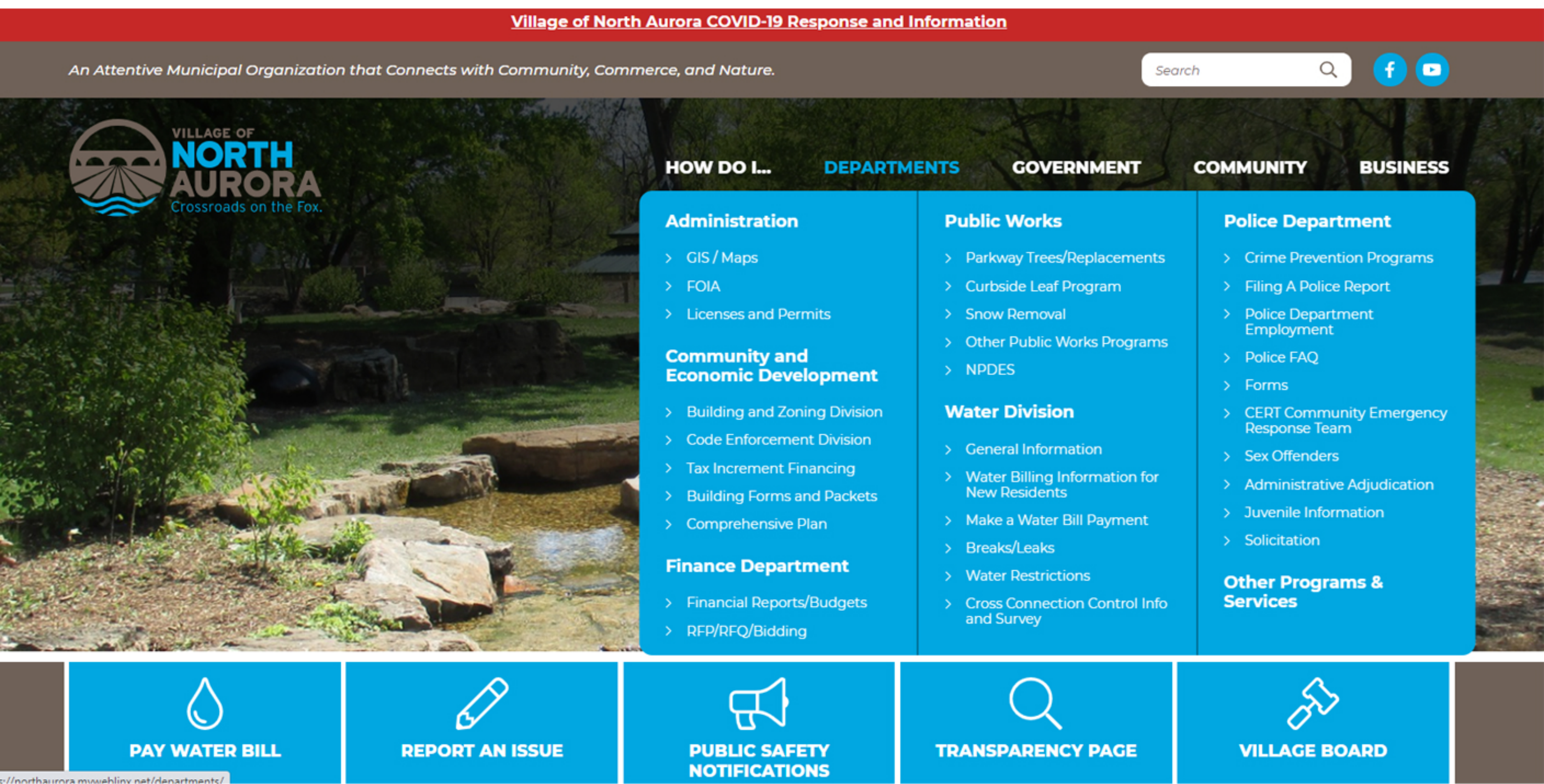
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Public Works : (630) 897-8228 ext. 260  
Water : (630) 897-8228 ext. 223  
Fire District : (630) 897-9496



# New Website “Department” Dropdown from Homepage



# Current Website “Department” Dropdown from Homepage





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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** UNITED TIF DISTRICT REDEVELOPMENT PLAN & PROGRAM  
**AGENDA:** APRIL 5, 2021 COMMITTEE OF THE WHOLE MEETING

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### DISCUSSION

At the October 19, 2020 Committee of the Whole meeting, staff provided a presentation to the Village Board on the status of the Village's Tax Increment Financing Districts and discussed the future of the Village's TIF districts. Staff solicited the Village Board on the idea of unifying the three TIF districts into one unified TIF District, known as the North Aurora United Tax Increment Financing District. At the February 1, 2021 Committee of the Whole meeting staff again presented general information on the North Aurora United Tax Increment Financing District. The Village Board was supportive of moving forward with the North Aurora United Tax Increment Financing District.

The next step in the process is to finalize the Redevelopment Plan for official publishing. The proposed Redevelopment Plan seeks to respond to a number of deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a "redevelopment project area" under the State of Illinois Tax Increment Allocation Redevelopment Act.

Staff has been working with the Village's TIF consultants, Teska Associates, Inc., on preparing the Redevelopment Plan. A preliminary draft of the Redevelopment Plan is now being presented to the Village Board for feedback. Staff notes that this is a working draft and areas of the plan have already been identified for update. The appendices are referenced in the plan and will also be finalized with the final report and included with the final draft. While staff is soliciting feedback on the Redevelopment plan in general, staff will specifically be soliciting feedback on the redevelopment properties and the infrastructure projects. Staff notes that the Village is not held to redevelopment properties, but they are a best attempt to hypothesize which properties would be redeveloped over the course of the next 23 years. Staff chose to focus on vacant properties as redevelopment of those properties would have a substantial impact on the total equalized assessed value of the TIF District. Existing properties can still be redeveloped and will be included in the overall budget.

Once the Board has provided feedback, staff will work with Teska to finalize the Redevelopment Plan to submit to the Village Clerk for official filing by Friday, April 9.

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**NORTH AURORA UNITED  
TAX INCREMENT FINANCING DISTRICT  
REDEVELOPMENT PLAN & PROGRAM**

*Village of North Aurora, Illinois*

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*March 2021*

***DRAFT REPORT***

Prepared by:  
Teska Associates, Inc.





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## APPENDICES

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APPENDIX A: United TIF Eligibility Report

APPENDIX B: United TIF Housing Study

APPENDIX C: Legal Description

## INTRODUCTION

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This report documents the Tax Increment Redevelopment Plan and Program (the “Redevelopment Plan”) for the Village of North Aurora United Tax Increment Financing District Project Area. The Redevelopment Plan has been prepared for use by the Village of North Aurora (the “Village”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years.

The Village’s current comprehensive plan, which was adopted in 2015, encouraged continued economic development within the Village, highlights specific recommendations for the Project Area within the IL Route 31 Subarea Plan, the IL Route 31 Village Center Subarea Plan, and the IL Route 31 I-88 Gateway Subarea Plan. The comprehensive plan encourages the use of Tax Increment Financing to help accomplish the Village’s economic development objectives.

The Village currently has three active TIF districts, including TIF #1 (Route 31), TIF #2 (Sperry) and TIF #3 (North Lincolnway). The Village has been continually monitoring the performance of the existing TIF districts, and has determined that the majority of redevelopment efforts have been accomplished within the southern half of TIF #1 (south of Interstate 88), while additional resources are required on the north half of TIF #1. The Village is therefore contemplating removing those parcels south of I-88 and creating a new TIF district encompassing the northern half of TIF #1 as well as the properties within TIF #2 and TIF #3. This process will allow the Village to focus future redevelopment efforts on the areas north of the highway where redevelopment has not yet occurred, and to release the areas south of the highway back onto the tax roles in order to allow the affected taxing districts to capture the increased revenues resulting from successful redevelopment efforts south of the highway.

To this end, the Village retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the northern half of TIF #1 and incorporate the underperforming TIF #2 and TIF #3 into a single unified TIF district. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant’s work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a “redevelopment project area” under the State of Illinois Tax Increment Allocation Redevelopment Act, [65 ILCS 5/11-74.4-1](#) as amended, the “Act”. Teska has prepared this Redevelopment Plan and the related Eligibility Study and Housing Study with the understanding that the Village would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report and Housing Study in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study and Housing Study will comply with the requirements of the Act.



### Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” ([Chapter 65 ILCS 5/11-74.4-1, et seq.](#)) of the Illinois Statutes, as amended (hereinafter the “Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. In addition to describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.



*Aerial Location Map*

## REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Program. The Project Area generally consists of those properties within the northern half of TIF #1 (along Route 31) and the properties within TIF #2 (Route 25 and Butterfield Road) and TIF #3 (Route 31 north of Butterfield Road). The exact boundaries of the Project Area are illustrated in "Figure A - Project Area Boundary". The Project Area contains one-hundred and forty-two (142) structures on a total of two-hundred and nineteen (219) parcels. The total land area is approximately two-hundred and sixty-five (265) acres in size.

The predominant land uses within the Project Area include residential, commercial, industrial and institutional uses. The Route 31 corridor is generally commercial in nature, including some single-family and multi-family residential uses located primarily at the northern end of the Project Area. Industrial uses are located to the south on Route 31 closer to the highway. Municipal uses within the Project Area include Village Hall and a fire station. Existing land uses within the Project Area are illustrated in "Figure B Existing Land Uses".

| <b>Table 1: Existing Land Use</b> |                   |
|-----------------------------------|-------------------|
| Existing Land Use                 | Land Area (Acres) |
| Residential                       | 17                |
| Commercial                        | 47                |
| Office                            | 3                 |
| Industrial                        | 26                |
| Institutional / Municipal         | 9                 |
| Recreational/Open Space           | 92                |
| Farming                           | 20                |
| Vacant Land                       | 16                |
| Right – of - Way                  | 35                |
| TOTAL                             | 265               |

| <b>Table 2: Existing Housing Units</b> |       |
|--|-------|
| Type                                   | Units |
| Single-Family                          | 39    |
| Multi-Family                           | 18    |
| TOTAL                                  | 57    |

VERIFY HOUSING COUNT TO CONFIRM IF HOUSING STUDY IS REQUIRED

Figure A – Project Area Boundary

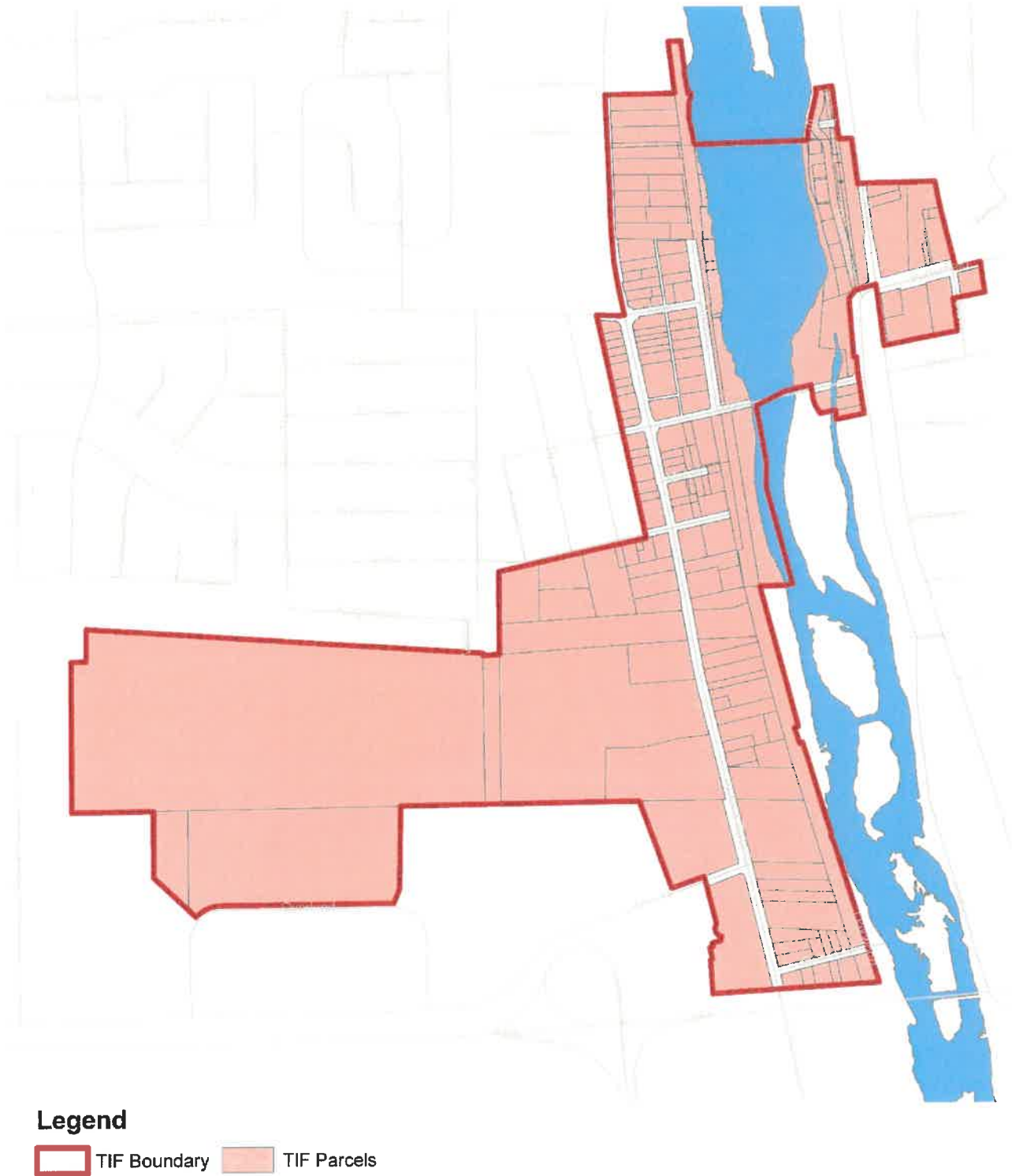




Figure B – Existing Land Use

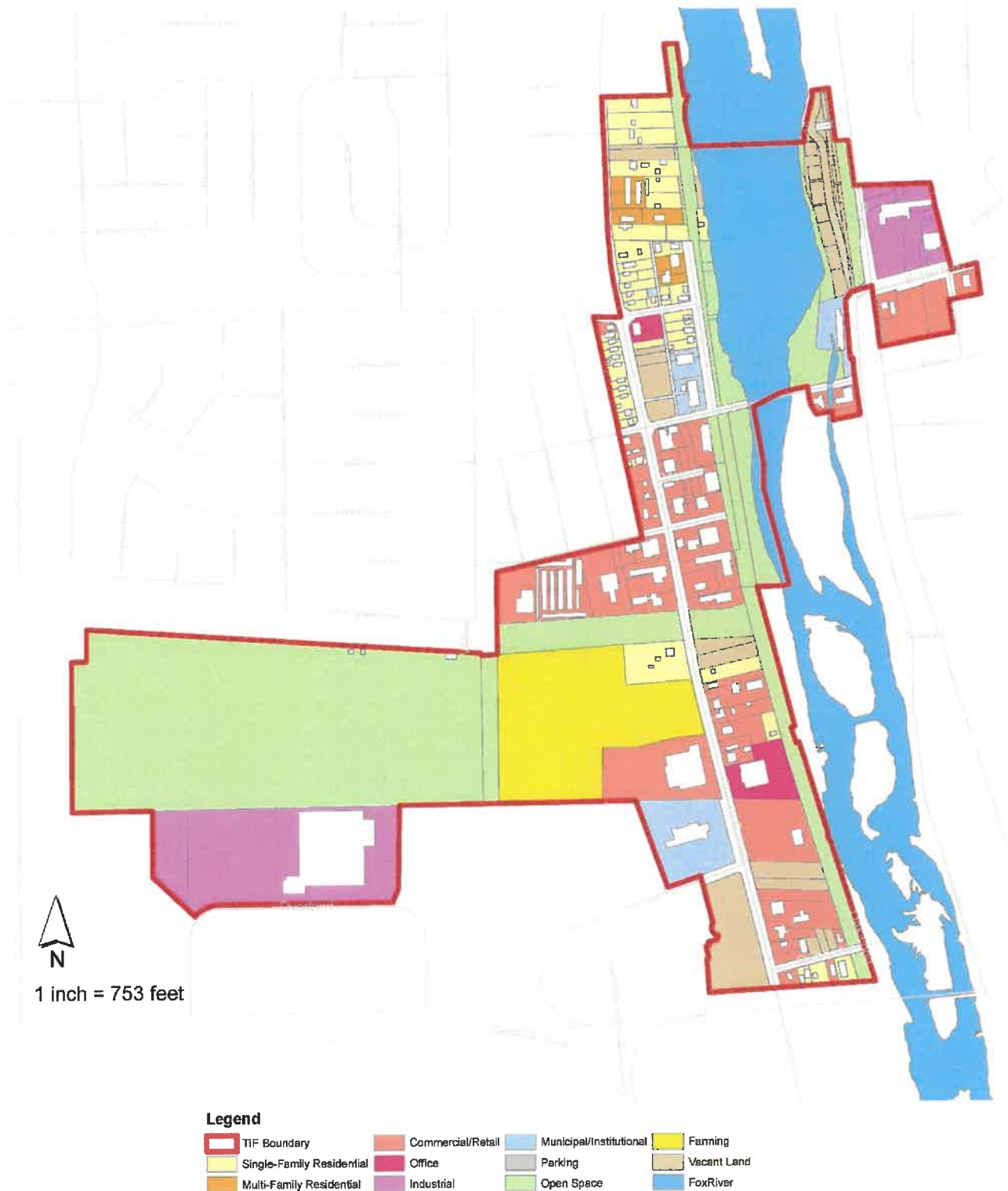
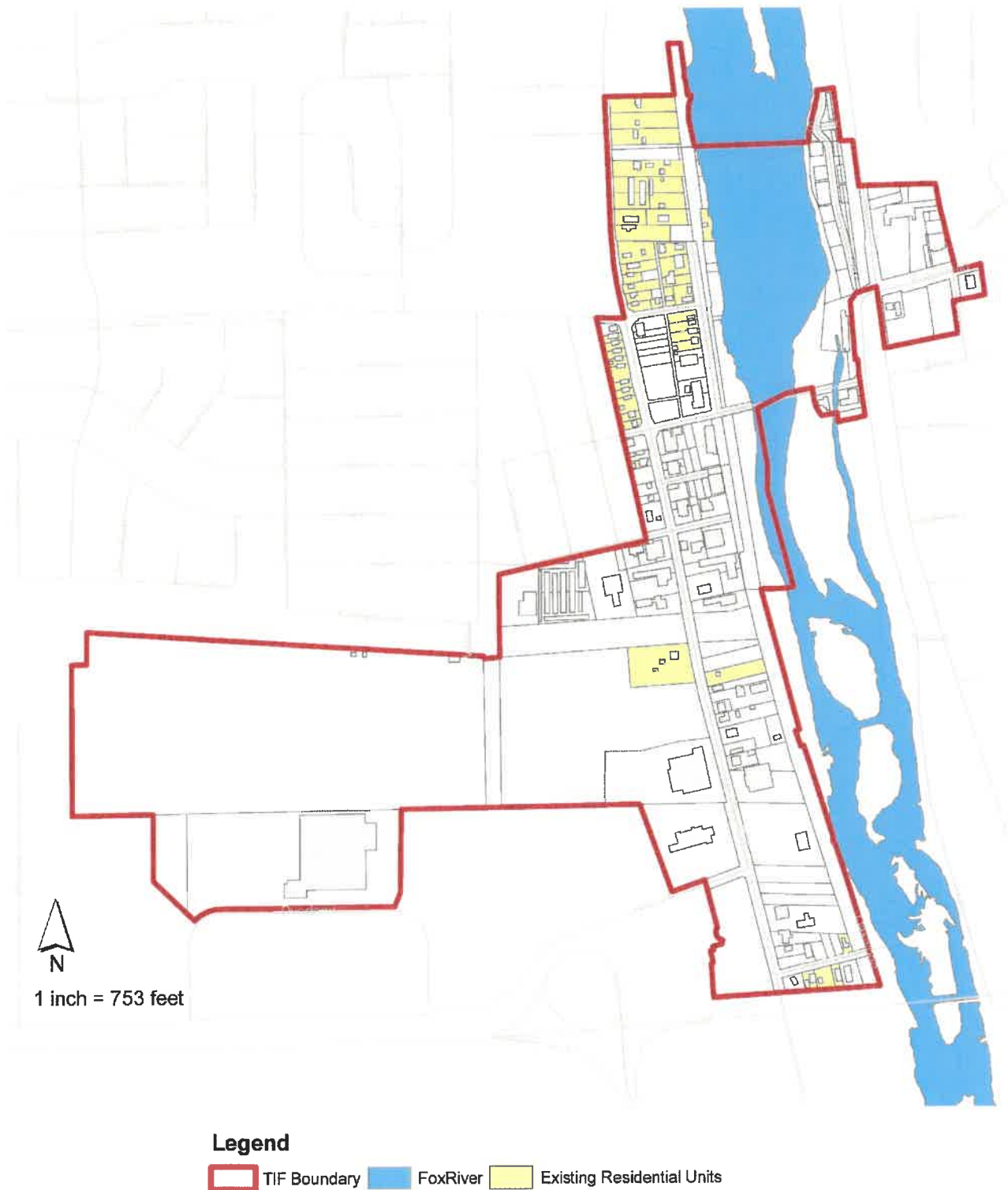


Figure C – Existing Residential Units



### Summary of the Eligibility of the Proposed Project Area TIF District

In September of 2020, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These “Eligibility Findings” indicate that the proposed Project Area meets the statutory requirements of a “conservation area” (50% of the buildings within the Project Area at least 35 years or more in age and a combination of at least three blighting factors), and is therefore eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the Project Area is eligible for designation as a “conservation area” due to the predominance and extent of the following characteristics:

1. Deterioration;
2. Inadequate Utilities;
3. Deleterious Land Use or Layout;
4. Lack of Community Planning; and
5. Decline in Equalized Assessed Value.

Each of these factors contributes significantly to the eligibility of the Project Area as a ‘conservation area.’ All of these characteristics point towards the need for designation of the Project Area as a “conservation area” to be followed by public intervention in order that redevelopment might occur.



## REDEVELOPMENT PLAN & PROGRAM

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The revitalization of the Project Area presents challenges and opportunities for the Village of North Aurora. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Program will assist with the implementation of the goals and objectives of the Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become more attractive to private investment.

The Act describes the Redevelopment Plan as *“the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”*

The successful implementation of the Project Area Plan and Program requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area will not reasonably be developed and improved without the use of such incremental revenues.

### Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" ([Chapter 65 ILCS 5/11-74.4-1, et seq.](#)) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- < Eradicating blighting conditions and instituting conservation measures;
- < Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- < Improving existing public utilities and infrastructure within the area; and
- < Enhancing the overall quality of the business environment in the Village of North Aurora.

## Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive mixed-use corridor, which will contribute to the health and vitality of the Village of North Aurora. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Village of North Aurora Comprehensive Plan. The goals and objectives outlined in the Comprehensive Plan which relate to this Redevelopment Plan are summarized below:

### *Commercial Areas – Goals and Objectives:*

*“Transform Lincolnway (IL Route 31) into an attractive multifunctional corridor centered around an active community focal point at the intersection of IL Routes 31 and 56.”*

*“Encourage and support redevelopment of underutilized commercial properties adjacent to and near the “Block One” site and the intersection of IL Routes 31 and 56.”*



Figure D – Future Land Use

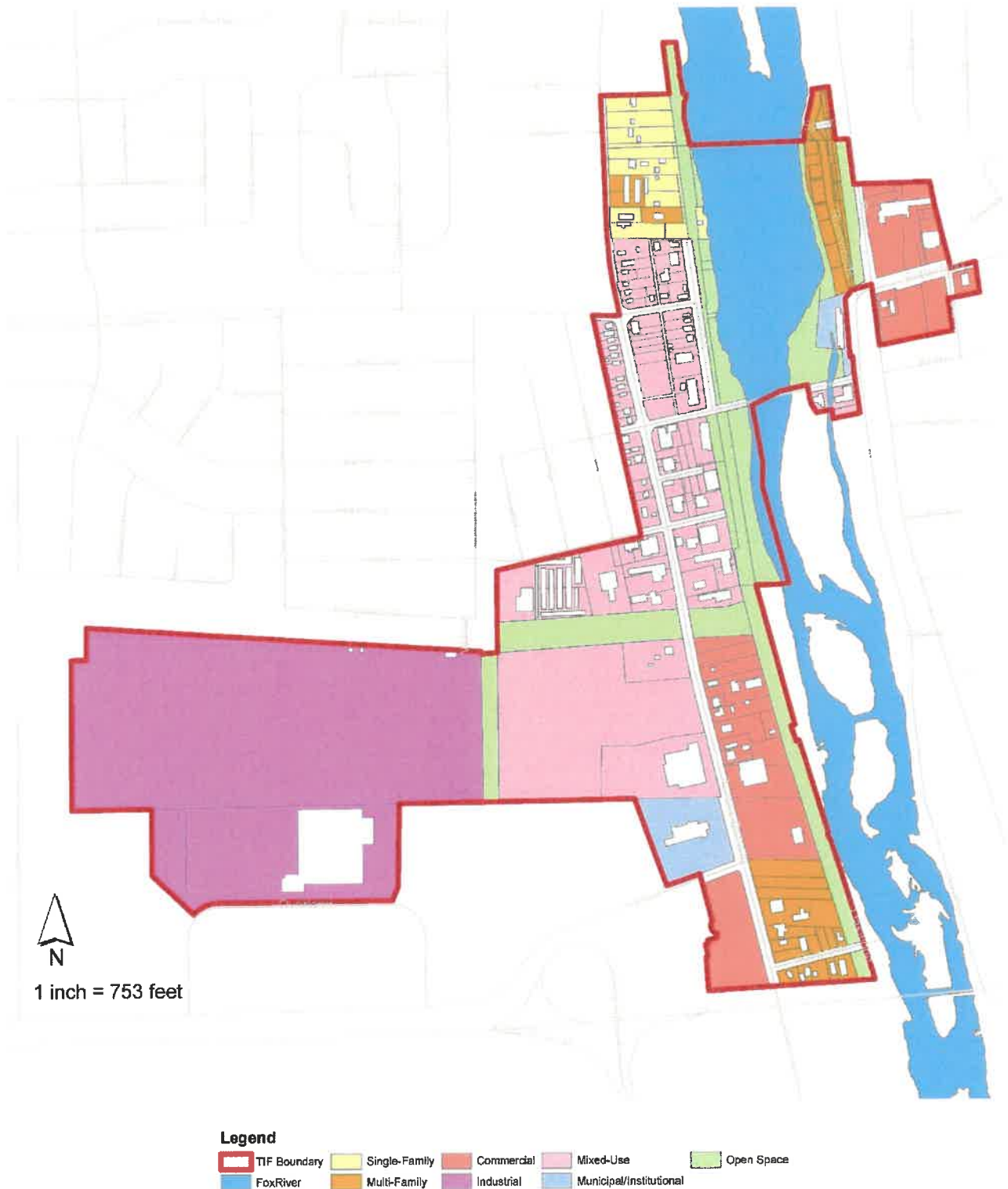
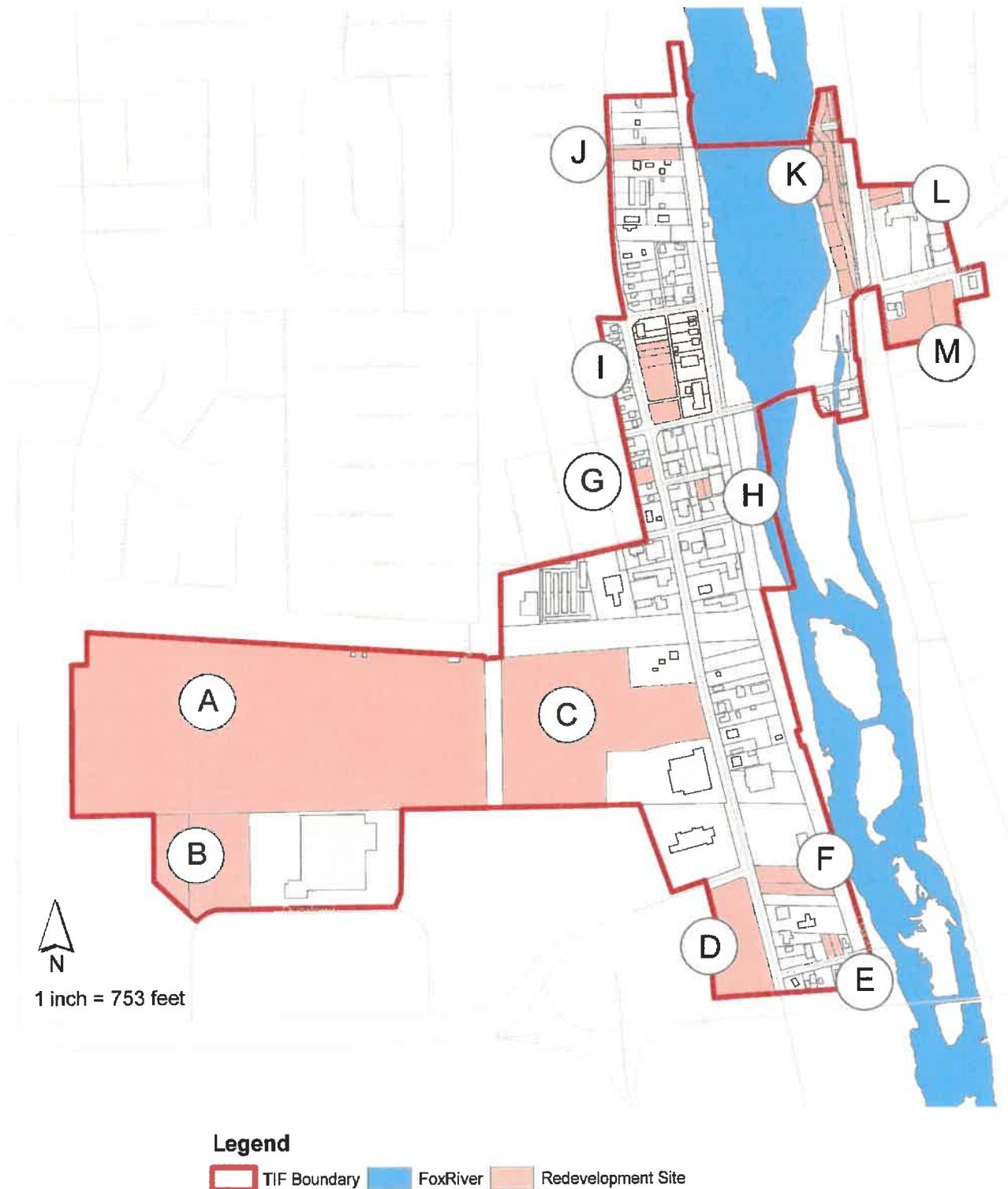


Figure E – Redevelopment Sites





## Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of North Aurora Comprehensive Plan.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. **The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment.** Rather, these sites are identified as a way of planning for their future redevelopment only if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure D) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the commercial character and appearance of the Route 31 corridor and encouraging industrial development near to the highway. General land use descriptions are as follows:

### Residential

Residential uses include both single-family and multi-family residences generally primarily located at the north and south ends of the Project Area along Route 31. The majority of existing residential uses are anticipated to remain, however gradual transition from residential to commercial uses along Route 31 is anticipated to continue into the future.

### Commercial

Route 31 is primarily a commercial corridor and uses include retail and service-oriented businesses. Future commercial uses include retail and service businesses appropriate for the corridor.

### Mixed-Use

The mixed-use category includes retail, office, institutional and residential uses. The mix of uses is primarily intended to be horizontal (uses located in separate buildings) as opposed to vertical (residential above ground floor commercial).

### Industrial

Existing industrial uses are located primarily at the south end of the Project Area near the highway and include light manufacturing and warehousing facilities. Future industrial development is anticipated primarily on the Valley Green golf course property.

### Institutional

Public uses within the Project area include the Village Hall and fire station.

*\* Parking and open space uses associated with any of the above categories are permitted.*

### Redevelopment Opportunity Sites

Several development and redevelopment opportunity sites have been identified in the Project Area (Figure E Redevelopment Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are derived from the Comprehensive Plan.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Several opportunity sites may have more than one potential use. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 3 is appropriate and within the intent of this Redevelopment Plan.

**The Redevelopment Plan shall serve as a guideline for the Project Area, but is not meant to establish specific requirements.** Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Project Area and the Route 31 corridor in general. For example, façade and interior improvements are recommended for existing buildings throughout the Project Area. Therefore, this Redevelopment Plan is consistent with the Village's Comprehensive Plan and is intended to be a key vehicle for implementing that plan.

| <b>Table 3: Redevelopment Opportunity Sites</b> |                     |                                       |  |
|---|---------------------|---------------------------------------|--|
| <b>Site</b>                                     | <b>Area (acres)</b> | <b>Existing Land Use</b>              | <b>Future Land Use</b>                 |
| A   | 60                  | Open Space / Valley Green golf course | Industrial                             |
| B   | 8                   | Vacant Land                           | Industrial                             |
| C   | 20                  | Farming                               | Commercial / Industrial                |
| D   | 4.25                | Vacant Land                           | Commercial                             |
| E   | 0.5                 | Vacant Land                           | Multi-Family Residential               |
| F   | 2                   | Vacant Land                           | Multi-Family Residential               |
| G   | 0.5                 | Vacant Land                           | Commercial                             |
| H   | 0.25                | Vacant Land                           | Commercial                             |
| I   | 2.25                | Vacant Land                           | Commercial                             |
| J   | 1                   | Vacant Land                           | Single-Family Residential / Commercial |
| K   | 5.25                | Vacant Land                           | Multi-Family Residential               |
| L   | 1                   | Vacant Land                           | Commercial                             |
| M   | 3                   | Vacant Land                           | Commercial                             |
| Total   | 108                 |                                       |  |

The Village may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Figure E, the Project Area parcels are planned for a mixture of commercial and industrial uses along the Route 31 corridor. Institutional/municipal uses and residential uses are anticipated to remain.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Public Improvements section of this report. All of the redevelopment opportunities and public improvements should be conducted with the guidance of the Village's Comprehensive Plan.

Undertaking these redevelopment activities will generate increased tax revenues, create commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Route 31 corridor will be improved over time.

#### Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, such costs may include, without limitation, the following:

- < Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- < The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- < Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- < Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- < Costs of the construction of public works or improvements;
- < Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-

technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;

- < Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- < To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- < To the extent the Village by written agreement accepts and approves the same, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act;
- < Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- < Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

#### Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

#### Land Disposition

Property which may be acquired by the Village may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.



## Public Improvements

The Village of North Aurora will continue to provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- < Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- < Development of or improvements to public open space.
- < Construction of off-street parking facilities and structures.
- < Improvement of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement may include relocation and/or burial of existing overhead lines.
- < Demolition and rehabilitation of obsolete structures.
- < Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Comprehensive Plan and through conversations with the Village Engineer and the Village of North Aurora Public Works department. A summary of recommended public improvements include the following:

1. Burying of overhead power lines located on east side of IL Route 31, between Interstate 88 and State Street.
2. Watermain in need of replacement between Interstate 88 and State Street. (This item is listed as the Phase II watermain replacement in the Village's Long Term Capital Improvement Program.
3. Sidewalk improvements. Many gaps in sidewalk connectivity exist along IL Route 31. These gaps are identified in the Village-wide sidewalk gap analysis.
4. Improvements to IL Route 31, including lack of lane width and insufficient right-of-way width.
5. Intersection improvements, including correcting intersection geometric issues at IL Route 31 and Airport Road, and IL Route 31 and State Street.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of North Aurora, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine in the future that certain listed improvements are no longer needed or appropriate and may remove them from the list or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase to the total estimated project costs in Table 4.

#### Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty (20) years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

## Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2020 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

| <b>Table 4: Estimated Redevelopment Project Costs</b>   |      |
|---|------|
| Category  | Cost |
| Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation   | \$   |
| Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees | \$   |
| Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures  | \$   |
| Construction or improvement of public improvements (1)  | \$   |
| Job training/retraining and relocation costs  | \$   |
| Developer Interest Costs, taxing districts eligible reimbursement and capital costs   | \$   |
| Total Estimated Project Costs (2) (3)   | \$   |

- (1) Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.
- (2) Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.
- (3) This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

## Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- < Real property tax increment revenues from the Project Area;
- < Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area created under the Act.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.



### Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment within the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed twenty (20) years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, **the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.**

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts within the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- < Net revenues of all or part of a Redevelopment Project,
- < Taxes levied and collected on any or all property in the municipality.
- < The full faith and credit of the municipality.
- < A mortgage on part or all of a Redevelopment Project.
- < Any other taxes or anticipated receipts that the municipality may lawfully pledge.

### Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2019 equalized assessed valuation of the Project Area is **\$15,573,267**.

**UPDATE WITH 2020 PROPERTY VALUES**

Table 5: Project Area Equalized Assessed Valuation (2019)

| PIN           | 2019 EAV  | PIN           | 2019 EAV  | PIN           | 2019 EAV  | PIN           | 2019 EAV  |
|---------------|-----------|---------------|-----------|---------------|-----------|---------------|-----------|
| 12-33-453-028 | \$8,437   | 15-04-202-016 | \$0       | 15-04-205-039 | \$28,710  | 15-04-226-018 | \$27,265  |
| 12-33-453-039 | \$91,505  | 15-04-202-018 | \$22,938  | 15-04-205-040 | \$36,435  | 15-04-226-019 | \$0       |
| 12-33-453-041 | \$23,364  | 15-04-202-020 | \$108,307 | 15-04-205-041 | \$35,210  | 15-04-226-020 | \$0       |
| 12-33-453-043 | \$71,690  | 15-04-202-021 | \$41,428  | 15-04-205-042 | \$36,086  | 15-04-227-002 | \$7,241   |
| 12-33-454-009 | \$0       | 15-04-202-022 | \$60,403  | 15-04-205-044 | \$28,105  | 15-04-227-003 | \$6,337   |
| 12-33-454-010 | \$0       | 15-04-202-023 | \$203,700 | 15-04-205-045 | \$65,824  | 15-04-227-006 | \$279,181 |
| 12-33-454-013 | \$0       | 15-04-202-024 | \$88,605  | 15-04-205-046 | \$27,200  | 15-04-228-001 | \$110,000 |
| 12-33-497-001 | \$0       | 15-04-202-025 | \$31,996  | 15-04-206-008 | \$38,218  | 15-04-228-008 | \$68,808  |
| 12-33-497-002 | \$551     | 15-04-202-026 | \$136,047 | 15-04-206-009 | \$30,558  | 15-04-229-001 | \$0       |
| 12-33-497-003 | \$0       | 15-04-202-028 | \$13,593  | 15-04-206-010 | \$35,220  | 15-04-229-002 | \$5,051   |
| 12-33-498-001 | \$0       | 15-04-202-029 | \$50,304  | 15-04-206-011 | \$0       | 15-04-229-003 | \$5,051   |
| 12-33-498-002 | \$0       | 15-04-202-030 | \$100,888 | 15-04-206-012 | \$0       | 15-04-229-004 | \$3,029   |
| 12-33-498-003 | \$5,528   | 15-04-202-030 |           | 15-04-206-013 | \$0       | 15-04-229-005 | \$5,051   |
| 12-33-498-004 | \$4,974   | 15-04-202-032 | \$37,538  | 15-04-206-014 | \$0       | 15-04-229-006 | \$6,061   |
| 12-33-498-005 | \$0       | 15-04-202-033 | \$65,199  | 15-04-206-015 | \$0       | 15-04-229-007 | \$1,009   |
| 12-33-499-001 | \$0       | 15-04-202-034 | \$23,410  | 15-04-206-017 | \$136,040 | 15-04-229-008 | \$5,051   |
| 12-33-499-002 | \$0       | 15-04-202-035 | \$16,681  | 15-04-206-018 | \$12,752  | 15-04-229-009 | \$6,061   |
| 12-33-499-003 | \$0       | 15-04-202-036 | \$74,363  | 15-04-206-019 | \$9,397   | 15-04-229-010 | \$0       |
| 12-33-499-004 | \$218     | 15-04-203-001 | \$0       | 15-04-206-020 | \$0       | 15-04-229-011 | \$0       |
| 15-03-101-013 | \$129,832 | 15-04-203-002 | \$2,314   | 15-04-206-021 | \$0       | 15-04-254-017 | \$28,557  |
| 15-03-101-014 | \$36,215  | 15-04-203-003 | \$9,645   | 15-04-206-022 | \$0       | 15-04-254-018 | \$68,776  |
| 15-03-101-015 | \$2,265   | 15-04-203-004 | \$0       | 15-04-206-022 |           | 15-04-254-019 | \$48,685  |
| 15-03-101-016 | \$1,132   | 15-04-203-005 | \$0       | 15-04-206-023 | \$0       | 15-04-254-020 | \$28,623  |
| 15-03-101-019 | \$1,132   | 15-04-203-006 | \$0       | 15-04-226-004 | n/a       | 15-04-254-021 | \$50,815  |
| 15-03-101-020 | \$2,490   | 15-04-203-007 | \$0       | 15-04-226-004 |           | 15-04-254-022 | \$93,033  |
| 15-03-102-011 | \$45,005  | 15-04-203-008 | \$0       | 15-04-226-008 | \$0       | 15-04-254-024 | \$284,809 |
| 15-03-103-001 | \$114,441 | 15-04-203-009 | \$0       | 15-04-226-009 | \$0       | 15-04-255-002 | \$0       |
| 15-04-202-001 | \$19,102  | 15-04-203-012 | \$2,563   | 15-04-226-011 | \$0       | 15-04-255-003 | \$10,737  |
| 15-04-202-003 | \$152,321 | 15-04-203-014 | \$1,141   | 15-04-226-012 | \$0       | 15-04-255-004 | \$122,607 |
| 15-04-202-004 | \$49,122  | 15-04-203-016 | \$0       | 15-04-226-013 | \$16,160  | 15-04-255-005 | \$112,749 |
| 15-04-202-005 | \$152,893 | 15-04-205-032 | \$3,463   | 15-04-226-014 | \$16,160  | 15-04-255-006 | \$10,066  |
| 15-04-202-006 | \$66,162  | 15-04-205-035 | \$19,271  | 15-04-226-015 | \$27,265  | 15-04-255-007 | \$10,737  |
| 15-04-202-008 | \$52,719  | 15-04-205-036 | \$34,417  | 15-04-226-016 | \$19,184  | 15-04-255-008 | \$480,331 |
| 15-04-202-014 | \$21,740  | 15-04-205-038 | \$42,676  | 15-04-226-017 | \$29,285  | 15-04-255-009 | \$2,013   |

| PIN           | 2019 EAV  | PIN           | 2019 EAV  | PIN                | 2019 EAV            |
|---------------|-----------|---------------|-----------|--------------------|---------------------|
| 15-04-255-010 | n/a       | 15-04-278-017 | \$8,292   | 15-04-476-005      | \$156,365           |
| 15-04-255-012 | \$55,346  | 15-04-351-014 | \$0       | 15-04-476-006      | \$70,468            |
| 15-04-255-013 | \$109,070 | 15-04-351-017 | \$10,947  | 15-04-476-007      | \$29,466            |
| 15-04-255-014 | n/a       | 15-04-351-020 | #####     | 15-04-476-008      | \$46,565            |
| 15-04-255-016 | \$9,397   | 15-04-351-024 | \$99,207  | 15-04-476-009      | \$3,462             |
| 15-04-255-017 | \$7,381   | 15-04-401-002 | \$84,592  | 15-04-476-010      | \$3,115             |
| 15-04-255-018 | \$33,307  | 15-04-401-003 | \$8,832   | 15-04-476-011      | \$2,769             |
| 15-04-255-027 | n/a       | 15-04-401-013 | \$359,802 | 15-04-476-012      | \$41,805            |
| 15-04-255-029 | \$6,039   | 15-04-401-015 | \$57,243  | 15-04-476-017      | \$402,756           |
| 15-04-255-030 | \$5,368   | 15-04-401-019 | \$0       | 15-04-477-001      | \$37,277            |
| 15-04-255-034 | n/a       | 15-04-401-020 | \$70,514  | 15-04-477-002      | \$70,864            |
| 15-04-255-035 | \$0       | 15-04-401-021 | \$4,937   | 15-04-477-003      | \$74,402            |
| 15-04-255-038 | \$0       | 15-04-426-001 | \$217,480 | 15-04-477-012      | \$21,367            |
| 15-04-255-039 | \$161,330 | 15-04-426-002 | \$2,516   | 15-04-477-013      | \$106,110           |
| 15-04-255-040 | \$87,851  | 15-04-426-003 | \$13,155  | 15-04-501-016      | \$0                 |
| 15-04-256-001 | \$304,746 | 15-04-426-004 | \$13,155  |                    |                     |
| 15-04-256-003 | \$0       | 15-04-426-005 | \$27,380  | <b>TOTAL</b>       | <b>\$15,573,267</b> |
| 15-04-256-004 | \$79,524  | 15-04-426-006 | \$46,921  |                    |                     |
| 15-04-256-005 | \$42,030  | 15-04-426-010 | \$51,005  |                    |                     |
| 15-04-256-006 | \$95,061  | 15-04-426-011 | \$784,028 | <b>UPDATE WITH</b> | <b>2020 VALUES</b>  |
| 15-04-256-007 | \$95,006  | 15-04-426-012 | n/a       |                    |                     |
| 15-04-256-008 | \$79,399  | 15-04-426-013 | \$7,381   |                    |                     |
| 15-04-256-014 | \$191,501 | 15-04-426-017 | \$36,620  |                    |                     |
| 15-04-256-016 | \$392,612 | 15-04-426-018 | \$105,007 |                    |                     |
| 15-04-256-017 | n/a       | 15-04-426-019 | \$91,202  |                    |                     |
| 15-04-276-001 | \$329,544 | 15-04-426-020 | \$91,454  |                    |                     |
| 15-04-276-002 | \$152,448 | 15-04-426-021 | \$125,409 |                    |                     |
| 15-04-276-009 | \$0       | 15-04-426-022 | \$31,031  |                    |                     |
| 15-04-276-012 | \$200,404 | 15-04-427-013 | \$0       |                    |                     |
| 15-04-276-013 | \$28,857  | 15-04-427-013 | \$0       |                    |                     |
| 15-04-276-014 | \$225,835 | 15-04-451-009 | \$283,053 |                    |                     |
| 15-04-277-005 | \$29,539  | 15-04-476-002 | \$21,910  |                    |                     |
| 15-04-278-002 | \$107,772 | 15-04-476-003 | \$14,608  |                    |                     |
| 15-04-278-003 | \$9,079   | 15-04-476-004 | \$30,181  |                    |                     |

#### Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of \$ . This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

#### Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

#### Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.



## FINANCIAL IMPACT OF REDEVELOPMENT

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Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole, as well as adjacent properties, will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

1. Village of North Aurora
2. Aurora Township
3. Kane County
4. North Aurora Fire District
5. Messenger Public Library District
6. Fox Valley Park District
7. Fox Metro Water Reclamation District
8. Aurora West School District #129

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with multi-use commercial, retail/service and industrial uses. Given the size of the study area (265 acres), impact on individual taxing districts and taxing districts in general, will be dependent on the specific nature of any future (re)developments.

### *Impact on Village of North Aurora*

The Village of North Aurora provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the Village. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of the anticipated capital costs.

### *Impact on Aurora Township*

Aurora Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Aurora Township, although the impact is not anticipated to be significant. All roads within the Project Area are controlled by either the Village of North Aurora or the Illinois Department of Transportation (IDOT). Therefore, no specific program is set forth in this Redevelopment Plan.

### *Impact on Kane County*

Kane County provides a variety of services, including the County Court system, health services and maintenance of open space and recreational activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. Therefore, no specific program is set forth in this Redevelopment Plan.

### *Impact on North Aurora Fire District*

The North Aurora Fire District provides fire and rescue services to the Village of North Aurora. The replacement of underutilized property with new development and redevelopment may cause an increased demand for the services and programs provided by the North Aurora Fire District. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the North Aurora Fire District which are made necessary by redevelopment as described in this Redevelopment Plan.

### *Impact on Messenger Public Library District*

The Messenger Public Library District provides a range of services to residents of the Village of North Aurora. The replacement of underutilized property with new development and redevelopment may cause an increase in demand for the services and programs provided by the library district. However, as no new residential development is anticipated, any impact on the library district is expected to be minimal. The Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects.

#### *Impact on Fox Valley Park District*

The Fox Valley Park District maintains parks and open spaces within the Village of North Aurora and the City of Aurora. The replacement of underutilized property with new development and redevelopment may cause an increase in demand for the services and programs provided by the park district. However, as no new residential development is anticipated, any impact on the park district is expected to be minimal.

#### *Impact on Fox Valley Water Reclamation District*

The Fox Valley Water Reclamation District is a public utility responsible for the conveyance and treatment of wastewater in the region. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the district. However, due to the size of the Project Area in comparison to the district, any impact is anticipated to be minimal.

#### *Impact on Aurora West School District #129*

The Aurora West School District provides elementary, junior high, and high school services to the residents of Aurora, North Aurora and Sugar Grove. The replacement of underutilized property with new development and redevelopment may cause a minimal increased demand for the services and programs provided by the school district, including training programs to serve new businesses and educational services for new residents. However, any impact is anticipated to be minimal given the commercial/industrial nature of anticipated future development. In addition, the Act defines a clear formula for repayment of fees to the district for any documented increased demand for services directly generated by TIF supported projects. Therefore, no specific program is set forth in this Redevelopment Plan.

## **FINDINGS OF NEED FOR TAX INCREMENT FINANCING**

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Based on the findings of this Redevelopment Plan and Program, the Mayor and the Village Board of North Aurora, Illinois, adopt the following findings pursuant to [Section 11-74.4-3\(n\)](#) of the Act.

### Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report in Appendix A:

1. Deterioration of buildings and surface improvements of properties within the Project Area;
2. Widespread incompatible land use relationships within the Project Area;
3. Development of the majority of the Project Area without the benefit of a Comprehensive Plan resulting in irregular shaped lots, lots without street frontage, and other platting issues; and
4. Decline in equalized assessed valuation of properties within the Project Area for the preceding five (5) years.

Secondly, the Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings of this report and the Village of North Aurora Comprehensive Plan:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of North Aurora finds that the Project Area is not subject to appropriate growth and development and is not anticipated to be developed without adoption of this Redevelopment Plan.

#### Conformance with Comprehensive Plan

This Redevelopment Plan conforms to and is based upon the recommendations of the Village of North Aurora Comprehensive Plan, including the goals and objectives therein, as well as future land uses and anticipated redevelopment activities.

#### Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23<sup>rd</sup>) calendar year following the year in which the ordinance approving this Project Area is adopted (December 31, 2044).



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**VILLAGE OF NORTH AURORA  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** HUMANE PET SALES  
**AGENDA:** APRIL 5, 2021 COMMITTEE OF THE WHOLE MEETING

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**DISCUSSION**

At the January 4, 2021 Village Board meeting, the Village Board noted that the City of Aurora had recently passed an ordinance banning the sales of dogs, cats and bunnies from mills and had concerns with that ordinance now being in place those establishments would attempt to move to North Aurora. The Board mentioned it would be great to be proactive and aware of what was going on in surrounding communities and that staff should look into the matter.

Upon further research on the topic, the City of Aurora has yet to pass an ordinance, but are currently discussing the topic. Aurora's Humane Pet Store Ordinance is being discussed in a manner that was approved by the City of Naperville, which would ban the retail sale of dogs and cats sourced from breeders, and would allow sales only if the animals came from rescue organizations, Humane Societies or animal control facilities. According to an article sourced from the Chicago Tribune, 17 municipalities and three counties in the state already have adopted such ordinance. Naperville passed the ordinance in 2019 and DuPage County passed it for unincorporated areas last year.

There are currently two businesses in North Aurora that sell pets, but neither location sell dogs, cats or bunnies in a retail capacity.

**CONSIDERATION**

Staff is looking for feedback from the Village Board regarding a limitation on the sales of dogs, cats and bunnies specific to rescue organizations, Humane Societies or animal control facilities.

Attachments:

- 1) City of Naperville Ordinance #20-010: An Ordinance Amending Chapter 4 (Animal Control) of Title 10 (Police Regulations)

**ORDINANCE NO. 20 - 010**  
**AN ORDINANCE AMENDING**  
**CHAPTER 4 (ANIMAL CONTROL) OF TITLE 10 (POLICE REGULATIONS)**  
**OF THE NAPERVILLE MUNICIPAL CODE**

**RECITALS**

1. **WHEREAS**, the Mayor and the City Council of the City of Naperville, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety and welfare of its citizens; and
2. **WHEREAS**, the City has been monitoring legislation and litigation affecting pet stores and the sale of animals from "puppy mills" for several years; and
3. **WHEREAS**, a significant number of puppies and kittens sold at pet shops comes from commercial breeding facilities where the health and welfare of the animals are not adequately provided for; and
4. **WHEREAS**, inadequate care and conditions at commercial breeders can lead to behavioral and health issues in the puppies and kittens and ultimately lead to increased financial and emotional costs for the purchasing consumer; and
5. **WHEREAS**, controlling pet overpopulation is a public health and safety concern as Naperville Animal Control impounded 262 animals in 2018 and 149 of those animals were relinquished to shelters; and
6. **WHEREAS**, restricting the retail sale of puppies and kitten to only those sourced from shelters, humane or rescue organizations is likely to decrease the demand for puppies and kittens bred at commercial breeders and is likely to increase the demand for animals from animal shelters and rescue organizations and protect consumers.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers that:**

**SECTION 1:** The Recitals set forth above are incorporated herein in their entirety by reference.

**SECTION 2:** Chapter 4 (Animal Control), of Title 10 (Police Regulations) of the Naperville Municipal Code is hereby amended deleting the stricken language and by adding the underlined language as follows:

## Chapter 4 – Animal Control

### 10-4-1: - Definitions

Altered Animal through Animal

\*

\*

\*

#### Animal Rescue Organization

Any not-for-profit organization which has tax-exempt status under Section 501 (c)(3) of the United States Internal Revenue Code, whose mission and practice is, in whole, or significant part, the rescue and placement of animals in permanent homes. This term does not include any entity which, is or is housed on the premises of, a breeder or broker, obtains dogs, cats or rabbits from a breeder or broker in exchange for payment or compensation, or resells dogs, cats or rabbits obtained from a breeder or broker and provides payment or compensation to such breeder or broker

Animal Shelter through Wild Animals

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\*

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**10-4-2: - ANIMAL CONTROL OFFICER through**

**10-4-16: - COMPANION ANIMALS LEFT IN CARS: \***

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### **10-4-17: SOURCING OF ANIMALS SOLD BY PET SHOP OPERATORS**

#### 1.) Restrictions on the Sale of Dogs and Cats

1.1. A pet shop operator may offer for sale only dogs and cats that the pet shop operator has obtained from or displays in cooperation with:

1.1.1. A duly incorporated humane society, animal welfare society or other nonprofit organization whose purpose is to provide for and promote the welfare, protection and humane treatment of animals or

1.1.2. An animal rescue organization

1.2. A pet shop operator shall not offer for sale a dog or cat that is younger than eight weeks old

2.) Record Keeping and Disclosure: A pet shop operator shall maintain records stating the name address of the animal shelter or animal rescue organization that each

dog or cat was obtained from for at least two years following the date of acquisition. Such records shall be made available to City of Naperville Animal Control upon request and submitted annually, and no later than May 1 of each year to the City of Naperville Animal Control. Each pet shop operator shall display on each cage a label stating the name and address of the animal shelter or animal rescue organization of each dog or cat kept in the cage.

3.) Penalties: Any person violating any provision of this Section shall be subject to a fine of five hundred dollars (\$500.00) for the first citation, seven hundred fifty dollars (\$750.00) for the second citation, and no more than one thousand dollars (\$1000.00) for the third. A separate offense shall be deemed committed for every dog or cat sold in violation of Section 10-4-17.

**SECTION 3:** Upon passage and approval, this Ordinance shall be in full force and effect effective January 1, 2021.

PASSED this 4<sup>th</sup> day of February, 2020.

AYES: BRODHEAD, GUSTIN, HINTERLONG,  
KELLY, SULLIVAN,


NAYES: CHIRICO, COYNE, KRUMMEN, WHITE

APPROVED this 5<sup>th</sup> day of February, 2020.



Steve Chirico  
MAYOR

ATTEST:

  
Pam Gallahue, Ph.D.  
CITY CLERK





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## VILLAGE OF NORTH AURORA BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
CC: STEVE BOSCO, VILLAGE ADMINISTRATOR  
**FROM:** MIKE TOTH, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR  
**SUBJECT:** GROUND FLOOR AREA MINIMUMS  
**AGENDA:** APRIL 5, 2021 COMMITTEE OF THE WHOLE MEETING

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### DISCUSSION

The topic of minimum home sizes was first introduced when a homebuilder wanted to complete the Moose Lake Estates subdivision with single family homes where the model line was predominantly smaller than the existing homes in the subdivision. The Zoning Ordinance does not require a minimum size for residential homes, but does include maximum size parameters – setbacks, building height, lot coverage. The Moose Lake Estates subdivision is located in the E-3 Estate Standard District. The Village Board directed staff to further investigate minimum size requirements for single-family homes in estate zoning districts as regulated by surrounding communities.

Staff evaluated regulations from 10 different municipalities to first determine if they have minimum size requirements, and if they did, determine how they were being regulated. Four of the ten communities had minimum building sizes for residential zoning districts included in their zoning ordinances. Minimum building sizes were regulated as ground floor area minimums in those communities. Three of those four communities require ground floor area minimums in at least one estate residential zoning district.

Following a staff presentation on the subject matter, feedback was solicited from the Plan Commission during a workshop session at their March 2, 2021 meeting. After discussion on the topic, the Plan Commission expressed little interest in pursuing minimum residential building sizes at this point.

### CONSIDERATION

Staff is seeking direction from the Village Board regarding minimum size requirements for single-family homes in the estate residential zoning districts.

# Memorandum



**To:** Mike Toth, Community and Economic Development Director  
**Cc:** Steve Bosco, Village Administrator  
**From:** David Hansen, Administrative/GIS Analyst  
**Date:** March 2, 2021  
**Re:** Ground Floor Area Minimums for Single Family Zoning Districts

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## **Overview**

I was given direction to evaluate minimum building sizes for single family homes in estate residential zoning districts as regulated by surrounding communities. The 10 communities researched were: Aurora, Batavia, Geneva, Montgomery, Naperville, Oswego, South Elgin, St., Charles, Sugar Grove, and Yorkville. Upon research and evaluation, four of the ten communities had minimum building sizes for residential zoning districts included in their zoning ordinances. Those building sizes were regulated as ground floor area minimums (definitions below). The four communities that regulated minimum ground floor areas were Aurora, Oswego, Montgomery, and Sugar Grove. Of those four communities, three included ground floor area minimums for estate zoning districts. Oswego has minimum ground floor area requirements for four of their Residential Districts, but does not have a ground floor minimum for any estate districts.

After reviewing which communities had ground floor area minimums, staff looked into definitions for ground floor area minimums for those communities. Three of the four communities had two classifications for ground floor area minimum dwelling standards (one-story residence and more than one-story residence) while Sugar Grove had three classifications that refer to ground floor minimums (one-story with basement, one-story residence and more than one-story residence). Below are the definitions from the four communities who have ground floor minimums.

## **Definitions of Ground Floor Area**

**Aurora** - The sum of horizontal areas of the ground floor measured from the exterior faces of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating, or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.

**Montgomery** - A total ground floor area is measured from the outside of the exterior walls, including utility rooms but excluding cellars, basements, open porches, breeze ways, garages, and other spaces that are not frequently used.

**Oswego** - A total floor area is measured from the outside of the exterior walls, including utility rooms but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed.

**Sugar Grove** - minimum floor area requirements that follow are exclusive of garages, basements or porches.

### **Estate District - Ground Floor Area Minimums**

Staff focused review on estate zoning districts as the Village's estate districts have the largest share of vacant and infill lots available for developers to build out. Currently there are 131 vacant lots remaining in the Village's E-3 Districts. If replotted, Unit 3 for Moose Lake Estates could include an additional 36 lots. As mentioned before, only three communities (Aurora, Montgomery, and Sugar Grove) of the ten researched had ground floor area minimums for their estate districts.

For reference, the Village of North Aurora describes the purpose of our Estate Districts as: *the purpose of the E-R Estate Rural Residence District (E-R), the Estate One-Acre District (E-1) and the Estate Standard District (E-3) is to provide a transition from the more dense single-family areas of rural unincorporated Kane County. These classifications offer lower density and bulk regulations so as to produce a more open atmosphere for single-family dwellings. The purpose of E-R District is to provide lots that are large enough to contain their own source of water and self-contained sewage disposal (well and septic). The purpose of the E-1 District is to provide very large lots in a rural atmosphere with municipal utilities. The purpose of E-3 District is to provide a transition zone between more dense residential zoning districts and the estate districts.*

The following is a summary of the three community's estate districts along with their ground floor area minimum:

#### **Aurora - "E" Estate Single Family Detached Dwelling District**

- Lot Size: All single-family detached dwelling units shall be established on a lot having an area of not less than fifty-five thousand (55,000) square feet.
- Bulk Restrictions: All single family detached dwelling units shall have a floor area of not less than thirty-five hundred (3,500) square feet.

#### **Montgomery – "E-R" Estate Residence District**

- Lot Size: Every one-family detached dwelling hereafter erected shall be located on a lot having an area of not less than eighteen thousand five hundred (18,500) square feet, and a width at the established building line of not less than one hundred twenty-five feet (125) feet.
- Dwelling Size Standards: Every one-story dwelling hereafter erected in any E-R Estate Residence District shall have a total ground floor area of not less than one thousand three hundred (1,300) square feet, measured from the outside of the exterior walls, including utility rooms but excluding cellars, basements, open porches, breezeways, garages, and other spaces that are not frequently used. Every dwelling of more than one story hereafter erected in any E-R Estate Residence District shall have a total floor area, measured from the outside of the exterior walls, of not less than two thousand four hundred (2,400) square feet, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages, and other spaces that are not frequently used.

#### **Sugar Grove – "E-1" Estate Residential District**

- Minimum lot size: Not less than one acre (43,560 square feet).
- Single-Family Detached Residences Floor Area: One-story, single-family residence, with basement: Not less than two thousand (2,000) square feet of living area. One-story, single-family residence: Not less than two thousand two hundred (2,200) square feet of living area. More than one-story, single-family residence: Not less than one thousand five hundred (1,500) square feet of living area.

| Estate Districts: Ground Floor Area Minimums and Lot Sizes |                 |                           |                           |
|--|-----------------|---------------------------|---------------------------|
| Municipality   | Estate District | Minimum Lot Size (Sq. Ft) | Ground Floor Area Minimum |
| North Aurora   | E-3             | 14,000                    | N/A                       |
| Aurora   | E               | 55,000                    | 3,500                     |
| Montgomery   | E-R             | 18,500                    | 1,300; 2,400              |
| Sugar Grove  | E-1             | 43,560                    | 2,000; 2,200; 1,500       |

\*Measurements are in square footage unless otherwise specified

Semi colon for two: one-story residence; more than one-story residence

Semi colon for three: one-story with basement; one-story residence; more than one-story residence



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# Ground Floor Area Minimums

COMMITTEE OF THE WHOLE  
APRIL 5, 2021

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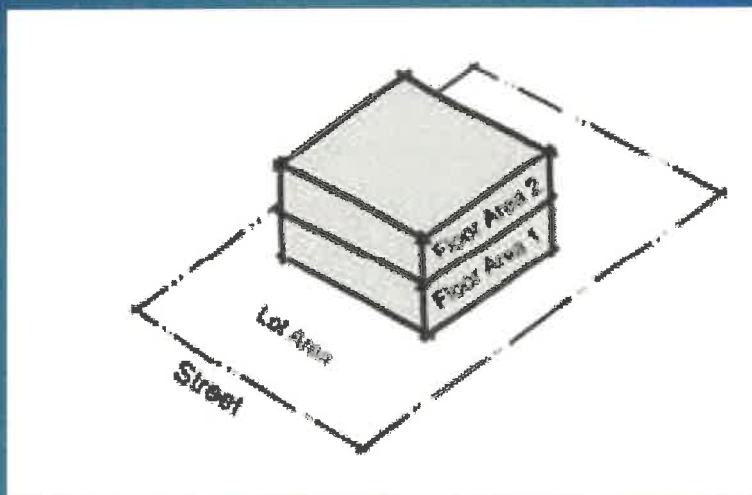
## Background

- ▶ Village Board directive to investigate minimum size for single-family homes in estate zoning districts, as regulated by surrounding communities
- ▶ The Zoning Ordinance does not regulate *minimum* building sizes, but does establish *maximum* parameters – setbacks, building height, lot coverage
- ▶ In North Aurora, minimum building sizes have been regulated through HOA by-laws
- ▶ 10 communities researched - Aurora, Batavia, Geneva, Montgomery, Naperville, Oswego, South Elgin, St. Charles, Sugar Grove, and Yorkville
- ▶ Four of the ten communities had minimum building sizes for residential zoning districts included in their zoning ordinances
- ▶ Minimum building sizes were regulated as ground floor area minimums in those communities
- ▶ Three of those four communities have ground floor area minimums for estate zoning districts - Aurora, Montgomery and Sugar Grove

## Background – Ground Floor Area

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- ▶ Aurora - The sum of horizontal areas of the ground floor measured from the exterior faces of the exterior walls, including utility rooms, but excluding cellars, basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating, or sleeping purposes, except that enclosed space intended for habitable rooms which are to be completed within a reasonable time may be considered in computing such floor areas.
- ▶ Montgomery - A total ground floor area is measured from the outside of the exterior walls, including utility rooms but excluding cellars, basements, open porches, breeze ways, garages, and other spaces that are not frequently used.



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\*Definitions range – some include, while other exclude, areas such as cellars, basements, open porches, breezeways, garages, and other spaces that are not frequently used.

# North Aurora Estate Districts

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- ▶ North Aurora Estate Districts include: E-R, E-1 & E-3 Districts
- ▶ Purpose of Estate Districts
  - ▶ Provide a transition from the more dense single-family areas of rural unincorporated Kane County
  - ▶ Offer lower density and bulk regulations so as to produce a more open atmosphere for single-family dwellings.
- ▶ E-R Estate Rural Residence District (3 acre lot area minimum)
  - ▶ Used as holding district (most restrictive)
- ▶ E-1 Estate One-Acre District (1 acre lot area minimum)
  - ▶ Inactive
- ▶ E-3 Estate Standard District (14,000 square foot lot area minimum)
  - ▶ Estimated 1,121 E-3 District platted lots. Estimated 131 vacant E-3 District platted lots remaining (11%)
  - ▶ Purpose of E-3 District is to provide a transition zone between more dense residential zoning districts and the estate districts.
  - ▶ Lake Run Estates, Tanner Trails, Moose Lake Estates, Autumn Ridge

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## Estate Districts: Ground Floor Area Minimums and Lot Sizes

| Municipality | Estate District | Minimum Lot Size (Sq. Ft) | Ground Floor Area Minimum  |
|--------------|-----------------|---------------------------|----------------------------|
| North Aurora | E-3             | 14,000                    | N/A                        |
| Aurora       | E               | 55,000                    | 3,500 (overall floor area) |
| Montgomery   | E-R             | 18,500                    | 1,300; 2,400               |
| Sugar Grove  | E-1             | 43,560                    | 2,000; 2,200; 1,500        |

\*Measurements are in square footage unless otherwise specified

Semi colon for two: one-story residence; more than one-story residence

Semi colon for three: one-story with basement; one-story residence; more than one-story residence



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| Residential Zoning Districts - Floor Area Minimums and Lot Size (Single Family Home Development) |                     |        |              |              |            |            |       |
|--|---------------------|--------|--------------|--------------|------------|------------|-------|
| Municipality   | Criteria            | R-0    | R-1          | R-2          | R-3        | R-4        | R1-L  |
| North Aurora   | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            |        | 10,000       | 8,400        | 8,400      | 8,400      |       |
| Aurora   | Floor Area Minimums |        | 1,150; 1,450 | 950; 1,300   | 750; 950   |            |       |
|  | Lot Size            |        | 10,000       | 8,000        | 8,000      |            |       |
| Batavia  | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            | 14,000 |              |              |            |            | 9,500 |
| Geneva   | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            |        | 13,000       | 10,000       | 8,400      | 6,500      |       |
| Montgomery   | Floor Area Minimums |        | 1,100; 1,800 | 1,000; 1,200 | 900; 1,200 | 900; 1,050 |       |
|  | Lot Size            |        | 14,000       | 11,000       | 9,000      | 7,200      |       |
| Naperville   | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            |        | 13,000       |              |            |            |       |
| Oswego   | Floor Area Minimums |        | 1,100; 1,300 | 1,100        |            |            |       |
|  | Lot Size            |        | 15,000       | 11,000       |            |            |       |
| South Elgin  | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            |        | 7,500        | 5,000        | 10,000     |            |       |
| St. Charles  | Floor Area Minimums |        |              |              |            |            |       |
|  | Lot Size            |        | 18,000       | 11,000       | 8,400      | 6,500      |       |

\*Measurements are in square footage unless otherwise specified

Semi colon for two: one-story residence; more than one-story residence

Semi colon for three: one-story with basement; one-story residence; more than one-story residence

## March 2, 2021 Plan Commission Workshop

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- ▶ March 2, 2021 Plan Commission minutes included in Board packet
- ▶ Same presentation to the Plan Commission
- ▶ Plan Commission feedback
  - ▶ No compelling reason to start requiring minimum ground floor areas
  - ▶ Difficult to determine livable space standardization
  - ▶ If minimum is required, it should be small



**VILLAGE OF NORTH AURORA  
PLAN COMMISSION MEETING MINUTES  
MARCH 2, 2021**

**CALL TO ORDER**

Vice Chairperson Duncan called the meeting to order.

**ROLL CALL**

**In attendance:** Chairman Mike Brackett, Vice Chairperson Jennifer Duncan, Commissioners Anna Tuohy, Tom Lenkart, Doug Botkin and Connie Holbrook

**Not in attendance:** Commissioners Mark Bozik and Aaron Anderson

**Staff in attendance:** Village Administrator Steve Bosco, Community & Economic Development Director Mike Toth, Administrative/GIS Analyst Dave Hansen and Information Technology Manager Dave Arndt

**Also in attendance:** Kevin Drendel, Village Attorney

**APPROVAL OF MINUTES**

**1. Approval of Plan Commission Minutes dated January 5, 2021**

Motion for approval made by Commissioner Tuohy and seconded by Commissioner Lenkart. All in favor.  
**Motion approved.**

**PUBLIC HEARING**

- 1. Petition #21-02 (1057 & 1059 Orchard Road):** The petitioner, Stephen Newman, requests a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District.

Community and Economic Development Director Mike Toth provided background information on the applicant's original special use approval in 2019. On June 3, 2019 an ordinance was approved for a special use allowing a microbrewery, Brother Chimp Brewing, at 1059 Orchard Road in the B-2 General Business District. The applicant is requesting approval to expand into the adjacent indoor tenant space. They are also requesting the use of an outdoor beer garden, which would be located behind both tenant spaces along the southern portion of the building. Toth stated that per Chapter 4.3 of the Zoning Ordinance, any modification to an approved special use requires new special use approval. Staff presented the request to the Village Board at the Committee of the Whole meeting on February 15, 2021. Toth stated that staff recommends approval subject to three (3) conditions including, a building permit must be obtained, the outdoor seating area enclosure will be subject to review per the supplemental outdoor liquor license, and the outdoor expansion shall not extend into the adjacent drive aisle.

Stephen Newman, Brother Chimp Brewing, stated that with COVID-19, they only allow six (6) people in the tap room at a time to keep it safe. Now that the space next door is available, he would like to expand the indoor seating area. The expansion would allow for two main seating areas. This would include the already existing tap room area and the new proposed 20' x 50' seating area. The expansion would also include a 14' x 15' storage room. Newman stated that the expansion is necessary in order to practice safe social distancing. The outdoor beer garden would also provide an option for people who are not comfortable with sitting indoors. Newman stated the beer garden would be located behind the building at the southern

west portion. The beer garden will consist of a concrete pad with bollards and a metal roof overhang. Toth stated that the special use request is simply for the indoor seating and outdoor seating. It is not for the expansion of the microbrewery process itself.

Vice Chairperson Duncan opened the public hearing for public comment. No comment.

Vice Chairperson Duncan closed the public hearing.

### **NEW BUSINESS**

1. **Petition #21-02 (1057 & 1059 Orchard Road):** The petitioner, Stephen Newman, requests a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District.

Commissioner Holbrook stated that the drive aisle by Brother Chimp is tight and her concern is that cars could potentially get backed up at the credit union drive thru which could create congestion issues by the beer garden. Toth responded that is why the condition has been included that the outdoor expansion cannot encroach into the adjacent drive aisle. For the safety of the use itself, there will be a barrier curb that matches the existing building. The petitioner also stated that bollards will be installed at each corner. Toth stated that there is adequate room for the traffic flow at the credit union. Lenkart stated he had the same concern about traffic being a potential issue and that proper safety measures need to be met. Newman responded that the concrete slab will raise the elevation and the installation of bollards will provide an additional safety barrier. Holbrook stated she had no further questions.

Commissioner Lenkart asked how many parking spaces the microbrewery is required to have and will the removal of four spaces for the beer garden affect that. Toth responded that the site is over parked due to the spaces on the back and side of the building so parking is not an issue. The site plan states that 72 spaces are required and there are currently 130 existing spaces. Lenkart asked if the concrete pad will be permanent or will it just lay on top of the asphalt. Newman responded that it would be a permanent pad. He does not have any plans to expand beyond this, so moving to a larger location is not part of the plan. Lenkart stated that the Village should ensure that the bollards are installed properly for safety purposes. Newman responded that he will comply with whatever the Village requires. Lenkart recommended that the property owner be aware of the metal roof installation since it is going to be installed to the building and there is liability involved.

Commissioner Botkin asked where access to the beer garden will be located. Newman responded that there will be gates extended to the exterior wall and everyone will enter through the front of the building. Botkin asked where the restrooms are located. Newman stated there is one existing restroom in the new space and there are two existing restrooms in the current space. Botkin stated he had no further questions. Toth stated that per the liquor license requirement, there has to be direct access from the building to the space to prevent people from coming directly into the beer garden from the outside.

Commissioner Tuohy asked what the overall seating capacity will be. Newman responded that roughly 30-40 people could be seated outdoors. Tuohy asked where food deliveries will happen. Newman responded that they will be dropped off in the front. Tuohy stated she had no further questions.

Chairman Brackett stated he supported the request and had no further questions.

Vice Chairperson Duncan stated she had no further questions.

Toth recommended that a fourth condition be added stating that the petitioner will work with Village staff on the proper location and installation of the bollards.

Motion for approval of a Special Use to allow for the indoor and outdoor expansion of a Microbrewery in the B-2 General Business District including the three staff conditions with the added condition that the petitioner work with Village staff to determine the number, size and location of bollards required adjacent to the outdoor seating area for protective purposes was made by Commissioner Lenkart and seconded by Commissioner Tuohy. Vote: Duncan – Yes, Holbrook – Yes, Lenkart – Yes, Tuohy – Yes, Brackett – Yes, Botkin – Yes. **Motion approved.**

## **2. Village staff would like to solicit feedback from the Plan Commission regarding residential ground floor area minimums.**

Toth stated that in 2020 a builder was looking to build homes in the Mooselake Estates subdivision. The proposed homes were smaller than the existing homes. The Village Board denied the amendment to the annexation agreement and the Unit 3 plat, so the builder has not moved forward since. Village Board asked staff to look into whether or not other municipalities in the area regulate ground floor area minimums. The current zoning ordinance does not regulate minimum building sizes but it does regulate maximum parameters such as setbacks, building height, and lot coverage. Minimum building sizes have been regulated through HOA by-laws. Toth stated that ten communities were researched in the surrounding area. Research showed that four of the communities had minimum building sizes for residential zoning districts included in their zoning ordinances. In those communities, minimum building sizes are regulated as ground floor area minimums. Three of those four communities have ground floor area minimums for estate zoning districts. Examples were provided for each of those communities and what their ground floor area requirements are. Most of the research showed that the ground floor area included the livable space. Floor area could include second floors, basements, etc. North Aurora has three Estate Districts including E-R, E-1, & E-3. Of the three Estate Districts, there is primarily E-3 lots in North Aurora. There are an estimated 1,121 E-3 District platted lots and 131 vacant E-3 District platted lots. The purpose of the Estate District is to provide a transition from the more dense single-family areas of unincorporated Kane County. Toth presented the research found for the three communities that have a ground floor area minimum. He then presented the data for the floor area minimums for the surrounding residential zoning districts.

Tuohy asked if there is a current housing trend that would show if people are buying smaller or larger homes. Toth responded that the builder that wanted to build in Moose Lake Estates was proposing smaller homes that started around 1,500 SF. The current homes in Moose Lake Estates range from 3,000 – 4,000 SF. There is a trend in ranch homes due to less maintenance and having a ground floor master. Tuohy asked what the purpose is for creating the minimum requirements. Toth responded that the purpose of the discussion is to entertain the idea of requiring minimums that would meet the current aesthetics of existing single family residences. Toth stated that PUD agreements can have certain criteria but for purpose of this discussion, staff is looking at ground floor area minimums for a zoning district as a whole. One of the favorable aspects of requiring minimums is to ensure there is enough adequate space. Village Administrator Steve Bosco stated that when a new developer comes into town, there are always two concerns which includes the ground floor area minimum and the aesthetics. There are ways to handle that through by-laws or minimum standards so at least one of those objectives is met. Bosco stated that it is difficult to have zoning codes when each subdivision has its own set of by-laws. He said one thing to consider if staff decides to set a minimum, is to make sure a minimum is not set that would cause existing single family homes to become nonconforming.

Lenkart stated that in the Mirador Subdivision a builder was allowed to construct smaller homes after the economic crash in 2008. There were already larger homes existing in the subdivision and the residents were concerned that their property value would go down. Lenkart asked if the Village would be liable for

potential lawsuits if a builder were to come in and buy numerous lots with the impression they could build a smaller home and then finds out that the Village has now changed the ground floor area requirement. Village Attorney Kevin Drendel responded that typically these subdivisions were done as Planned Unit Developments and there have been deviations to the annexation and zoning which then leads to a unique zoning for that particular development. Where the annexation agreement and PUD provisions are silent, it defaults back to the provisions of the zoning district. Toth responded that it would be generally applied to everywhere in the Village if it were to move forward.

Duncan asked what the benefit would be for requiring this. Bosco responded that if the Village decides to require ground floor area minimums, it would protect the Village by requiring a developer to build a single family house with a certain size requirement. Currently the way the code is written, the Village has no requirement for single family home aesthetics (i.e. elevations). Toth stated that if certain aesthetic requirements are not put into place, it could have a negative outcome down the road. When a developer comes in and wants to do something different, the code currently does not have any safety nets for certain aspects of the development. Bosco stated that in this instance, the safety net would be that if a developer were to walk away from a project, the next developer would be held to the same minimum requirements.

Lenkart stated that he understands the aesthetic value of implementing the minimums but it is also important to provide affordable housing for people who want to live in North Aurora.

Duncan stated that people purchase large lots not necessarily to build large homes but to have value in the land itself. Toth stated that the intent of the Estate District is to have larger lots. There are some subdivisions in North Aurora that have their own by-laws which have minimum requirements. Toth stated that out of the 131 vacant E-3 lots, 32 are located in Mooselake Estates and 62 are located in Autumn Ridge. Bosco asked if the lots were platted for Deer Run Subdivision. Toth responded that he was unsure if it was platted or vacated but there are vacant E-3 lots in Deer Run.

Lenkart asked if there was a way to accommodate both the zoning and subdivision requirement. Toth responded that is why many communities only consider the net area by taking out garages, basements, etc. when requiring a minimum. Drendel responded that the Village could set minimums and maximums that are based on reference to the average ground floor area of the existing homes in the development or implement a "no less than a certain percentage" in order to make it relevant and avoid a potential problem. Toth responded that can be a challenge when you are dealing with multiple subdivisions. At this point, the topic is being discussed as an overall picture for feedback purposes and the specifics will be determined down the road.

Duncan stated that there just does not seem to be any type of standardization when it comes to determining what livable space is. She asked how the square footage requirement could affect property taxes. Toth responded that the township assessors will go through all the permits issued to determine assessed property value.

Tuohy stated she does not see a compelling reason to start requiring minimum ground floor areas. Botkin stated he agreed. If a minimum is going to be required, then it should be rather small. He stated he is in favor of no minimum or a low minimum. Toth stated that many of the communities have a small minimum set. Tuohy stated that Autumn Ridge has a lot of vacant land and she would hate to see a developer prohibited from building there due to minimum requirements.

Toth stated he appreciated the feedback regarding the topic and would present it to the Village Board.

**OLD BUSINESS** – None

## PLAN COMMISSIONER COMMENTS AND PROJECT UPDATES

Toth stated that Village Board has been working on additional conditions for the Opus development, in particular the landscaping for the northern screening. The development may be presented back to the Village Board and it should be finalized soon. He stated that the developer has asked that the condition relating to on-site management and monitoring of noise be removed because it conflicts with a potential lease. Bosco stated that the Board has requested the developer eliminate the deciduous trees to the north and plant evergreens that would provide proper screening year round. It would also reduce light emission and noise. Toth stated that the Village Board is also requesting a sidewalk be installed along Overland Drive and would like to limit the hours of operation. Lenkart asked if there was a condition put into place regarding the curb cuts for connection to the other property. Toth responded that staff had a meeting with both property owners and it would be handled privately. The Village Board felt it was not a necessary condition since it involves private roads.

Lenkart asked how extensive the damage was for Run-A-Way. Toth responded that there was substantial damage and they are currently working with their insurance company. A building permit has not been applied for at this time.

Holbrook asked if the mixed use building located at 1101 Ritter Street was always intended to be apartments. Toth responded yes. A PUD amendment had to be completed since it originally called for a stand-alone restaurant. Drendel stated that it is a mixed-use building and is not just apartments. Holbrook asked if anyone has shown interest in the ground floor commercial use. Toth responded that the developer had mentioned they had someone interested. Holbrook stated that the sidewalks along Ritter Street at the development site are full of mud and can never be used. Toth stated he would notify the Village's consulting engineers to look into the matter.

Lenkart asked if a new tenant was moving into Eddie's Pizza. Bosco responded that a new tenant was interested in the space and went through the liquor license approval process. Staff has not heard anything from them since. Holbrook asked about Blue Agave. Lenkart responded that they are open again. Lenkart asked if a decision has been made about North Aurora Days. Bosco responded at this time a decision has not been made. He stated that staff is looking into summer fireworks and how to safely go about having them.

## ADJOURNMENT

Motion to adjourn made by Commissioner Tuohy and seconded by Commissioner Brackett. All in favor.  
**Motion approved.**

Respectfully Submitted,

Natalie Stevens  
Deputy Village Clerk



# Village of North Aurora Memorandum



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**To:** President and Village Board of Trustees

**From:** Bill Hannah, Finance Director

**Date:** March 31, 2021

**CC:** Steven Bosco, Village Administrator

**RE:** FY 2021-22 Draft Budget Follow-Up

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The FY 2021-2022 draft budget was presented to the Board at the Committee of the Whole meeting on March 15, 2021. Staff is seeking any follow-up from the Board if they had any questions or would like to discuss any particular item in the draft budget. Any changes made to the draft budget since the previous meeting will also be discussed.

The official Public Hearing will be on April 19<sup>th</sup>, with final approval of the draft budget scheduled for the May 3<sup>rd</sup> Village Board meeting.